

CITY OF KENMORE

Residential

Net New Units: 1993 – 2000

The City of Kenmore is a new city, which incorporated in August 1998. From 1993 through 2000, development activity in the area now comprised by the City of Kenmore was limited to residential development. Building permits and plat approvals issued by King County prior to incorporation and by the City of Kenmore after incorporation are included in this analysis. During this eight-year period, 927 net new units were permitted. Approximately 54% of these units were built during the 1996 – 2000 period.

| 1996 - 2000 | | | | 1993-1995 | TOTAL |
|-----------------------|---|-------------|------------------------|---------------------------|----------------------------|
| Gross Permitted Units | Any Other New Units (ADUs, Conversions, etc.) | Demolitions | Net New Units '96-2000 | Net New Units 1993 - 1995 | Net New Units: 1993 - 2000 |
| 515 | - | (7) | 508 | 419 | 927 |

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.1 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 27.9 du/acre. Plat activity shows an achieved density of 3.4 du/acre in single-family zones.

| 1996 - 2000 Residential Permit Activity | | | | | | 1996 - 2000 Residential Plat Activity | | | | | |
|---|-----------------------|--------------------------------------|---------------------------------|-----------------------|--------------------------------------|---------------------------------------|----------------------|------------------------------------|---------------------------------|----------------------|------------------------------------|
| Single Family Zones | | | MultiFamily and Mixed Use Zones | | | Single Family Zones | | | MultiFamily and Mixed Use Zones | | |
| Net Acres Permitted | Total Number of Units | Avg. Permit Density (D.U. / Acre) | Net Acres Permitted | Total Number of Units | Avg. Permit Density (D.U. / Acre) | Net Acres Platted | Total Number of Lots | Avg. Plat Density (Lots / Acre) | Net Acres Platted | Total Number of Lots | Avg. Plat Density (Lots / Acre) |
| 79.00 | 244 | 3.1 | 9.70 | 271 | 27.9 | 45.65 | 154 | 3.4 | | | |

In order to calculate land capacity from existing land supply, Kenmore used the densities noted in the table below:

| Assumed Future Residential Densities | | | |
|--------------------------------------|-------------------|------------------|---|
| Zoning | Achieved DUs/Acre | Assumed DUs/Acre | Reasons/Documentation |
| R1 | 0.63 | 0.63 | |
| R4 | 4.00 | 4.00 | |
| R6 | 5.41 | 5.41 | |
| R12 | 15.60 | 15.60 | |
| R18 | 22.39 | 22.39 | |
| R24 | 20.70 | 20.70 | |
| R48 | 48.32 | 48.32 | |
| R24(TOD) | | 53.00 | No activity. Assumed density based on density achieved in Lake Pointe, a project in the pipeline. |
| Downtown Plan Area B | | 53.00 | No activity. Assumed density based on density achieved in Lake Pointe, a project in the pipeline also in the downtown area. |
| Downtown Plan Area C | | 53.00 | No activity. Assumed density based on density achieved in Lake Pointe, a project in the pipeline also in the downtown area. |

The city's first comprehensive plan was adopted in 2001. For this reason, the achieved densities measured in this analysis do not reflect development that occurred under GMA planning by the city. The uses and densities permitted reflect implementation of county plans and zoning for the area that is now Kenmore.

Residential Land Supply

After applying a range of constraints per Traffic Analysis Zone (TAZ), Kenmore has about 408 net acres of vacant and redevelopable land. Approximately 346 acres are potentially available in single-family zones and about 37 acres are potentially available in multifamily zones. In mixed-use zones, 24.67 acres are potentially available for residential use on redevelopable land. Deductions for mixed-use land were made before apportioning it to residential and commercial uses.

| | Gross Acres | Deductions | | | Net Acres | Market Factor | Adjusted Net Acres | | |
|--------------------------|---------------|--|--------------|-----------------|---------------|---------------|--------------------|--|-------|
| | | Critical Areas | ROWS / Other | Public Purposes | | | | | |
| | Acres | Acres | % | % | | % | Acres | | |
| SF Vacant | 266.75 | | | | | | 139.01 | | |
| SF Redevelopable | 511.75 | *Land inventory was conducted by Bucher, Willis, and Ratliff Corporation as a part Kenmore's Future Land Analysis (Spring 2000). A range of discounts were applied per TAZ for each land use category. | | | | | 206.85 | | |
| MF Vacant | 4.27 | | | | | | | | 2.74 |
| MF Redevelopable | 54.31 | | | | | | | | 34.73 |
| MU Vacant | - | | | | | | | | - |
| MU Redevelopable | 24.67 | After subtracting discounts per TAZ, the residential commercial split was applied. Gross Acres reflects the adjusted net residential land available. | | | | | 24.67 | | |
| Total Residential | 861.75 | | | | 861.75 | | 408.00 | | |

Residential Capacity

Kenmore has capacity for 4,637 new housing units given its current land supply and zoning. This includes capacity for 1,200 additional units in a mixed-use pipeline development.

| Zone | Capacity in Single Family Zones | | | | Capacity in Multifamily Zones | | | | Total Capacity in MF Zones | Total in Mixed Use Zones | Future Capacity | Urban Planned Developments | Total Capacity |
|---|---------------------------------|-----------------|-----------------|----------------------------|-------------------------------|-------------------|-------------------|---------------|----------------------------|--------------------------|-------------------------------------|----------------------------------|----------------|
| | 0-2 du / acre | 2 - 4 du / acre | 4 - 6 du / acre | Total Capacity in SF Zones | 8 - 12 du / acre | 12 - 18 du / acre | 18 - 30 du / acre | 48+ du / acre | Total Multifamily | Total Mixed Use | All Zones with Residential Capacity | Lake Point Mixed-Use Development | All Zones |
| Net Acres of Land | 41.63 | 109.00 | 195.24 | 345.87 | 7.79 | 4.35 | 12.12 | 11.01 | 35.27 | 24.68 | 405.8 | 45.00 | |
| Density | 0.63 | 4.00 | 5.41 | | 15.60 | 22.39 | 20.70 | 48.32 | | | | 26.67 | |
| Capacity in Units | 26 | 436 | 1,056 | 1,518 | 122 | 97 | 251 | 532 | 1,002 | 1,308 | 3,828.32 | 1,200 | |
| Minus Existing Units on Redevelopable Parcels | (12) | (74) | (193) | (279) | (19) | (13) | (5) | (75) | (112) | - | (391.00) | - | |
| Net Capacity | 14 | 362 | 863 | 1,239 | 103 | 84 | 246 | 457 | 890 | 1,308 | 3,437 | 1,200 | 4,637 |

Residential Capacity Analysis

Kenmore has a total residential capacity of 4,637 units. The city's remaining target to 2012 is 155 households. As a result there is a surplus capacity for 4,482 units in addition to its target. Kenmore has achieved nearly 86% of its target in the first eight years of the twenty-year planning period.

| Residential Capacity in Relation to Target | | | | | |
|--|------------------------|------------------|------------------|------------------------------|--|
| Net New Units: 1993 - 2000 | 20 Year Housing Target | Percent Achieved | Remaining Target | Current Residential Capacity | Surplus or Deficit in Relation to Target |
| 927 | 1,082 | 86% | 155 | 4,637 | 4,482 |

Commercial and Industrial

Net New Jobs: 1995 – 2000

Kenmore has gained a net of 1,012 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

| 1995 Employment | 2000 Employment | Net New Jobs |
|--------------------|--------------------|-----------------|
| 3,384 | 4,396 | 1,012 |

Commercial and Industrial Development Activity

No commercial or industrial activity occurred in the area now comprised by the City of Kenmore from 1996 to 2000.

| Commercial and Industrial Development: 1996 - 2000 | | | | | | |
|---|-----------------|-------------|---------------|---------------|------------|---------------------------------------|
| | Gross Site Area | Constraints | Net Site Area | Net Site Area | Floor Area | Achieved F.A.R. |
| | Acres | Acres | Acres | Sq. Ft. | Sq. Ft. | Floor Area / Net Site Area in Sq. Ft. |
| Commercial | - | - | - | - | - | - |
| Industrial | - | - | - | - | - | - |
| Total C & I Development | - | - | - | - | - | - |

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

| Assumed Future Non-Residential Densities | | | |
|---|--------------|-------------|--|
| Zoning | Achieved FAR | Assumed FAR | Reasons/Documentation |
| O | | 0.50 | No activity. Assumed FAR based on support of local transit service for higher densities. Assumption also supported by densities of projects in the pipeline. |
| RB | | 0.50 | No activity. Assumed FAR based on support of local transit service for higher densities. Assumption also supported by densities of projects in the pipeline. |
| R24(TOD) | | 1.00 | No activity. Assumed FAR based on the density achieved in Lake Pointe, a project in the pipeline. |
| Downtown Plan Area B | | 1.00 | No activity. Assumed FAR based on the density achieved in Lake Pointe, a project in the pipeline. |
| Downtown Plan Area C | | 1.00 | No activity. Assumed FAR based on the density achieved in Lake Pointe, a project in the pipeline. |

Commercial and Industrial Land Supply

After applying a range of constraints per Traffic Analysis Zones (TAZ), Kenmore has 29.73 net acres of vacant and redevelopable land. Approximately 8 acres are potentially available in commercial zones. In mixed-use zones, 23 acres are potentially available for commercial use on redevelopable land. Deductions for mixed-use land were made before apportioning it to residential and commercial uses.

| | Gross Acres | Deductions | | | Net Acres | Discount Range* | Adjusted Net Acres |
|-----------------------------|--------------|---|------|-----------------|-----------|-----------------|--------------------|
| | | Critical Areas | ROWs | Public Purposes | | | |
| | Acres | Acres | % | % | | % | Acres |
| Commercial Vacant | 4.72 | *Land inventory was conducted by Bucher, Willis, and Ratliff Corporation as a part of Kenmore's Future Land Use Analysis (Spring 2000). A range of discounts were applied per TAZ for each land use category. | | | | 10%-25% | 3.85 |
| Commercial Redevelopable | 3.64 | | | | | 10%-20% | 3.19 |
| Industrial Vacant | | | | | | | |
| Industrial Redevelopable | | After subtracting discounts per TAZ, the residential commercial split was applied. Gross Acres reflects the adjusted net residential land available. | | | | | |
| Mixed Use Vacant | | | | | | | |
| Mixed Use Redevelopable | 22.69 | | | | | | 22.69 |
| Total C & I Land | 31.05 | | | | | | 29.73 |

Commercial and Industrial Capacity

Kenmore has capacity for a total of 2,878 new jobs given its current land supply and zoning. There is also an additional capacity for 1,624 jobs from the Lake Pointe Development. The total capacity for Kenmore is 4,503 jobs.

| Zone | Empl. Capacity in Commercial Zones | | Empl. Capacity in Mixed Use Zones | | | Empl. Capacity in Industrial Zones | Total Job Capacity in Commercial, Industrial and Mixed Use Zones | Urban Planned Developments Lake Pointe Mixed-Use Development | Total Capacity All Zones |
|--|------------------------------------|---------|-----------------------------------|----------------------|----------------------|------------------------------------|--|---|-----------------------------|
| | O | RB | R24 (TOD) | Downtown Plan Area B | Downtown Plan Area C | | | | |
| Net Land in Sq. Ft | 76,087 | 230,699 | 43,212 | 335,935 | 609,230 | | | See Res. Dev. For total net acres | |
| Achieved or Assumed F.A.R. (Avg.) | 0.50 | 0.50 | 1.00 | 1.00 | 1.00 | | | | |
| Dev. Capacity in Sq. Ft | 38,044 | 115,350 | 43,212 | 335,935 | 609,230 | | 650,000 | | |
| Net Capacity (Minus Existing Floor Area on Redev. Parcels) | 38,044 | 112,293 | 43,212 | 335,935 | 609,230 | | 650,000 | | |
| Floor Area Per Employee (Avg.) | 300 | 400 | 400 | 400 | 400 | | 400 | | |
| Job Capacity | 127 | 281 | 108 | 840 | 1,523 | | 2,878 | 1,625 | 4,503 |

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Kenmore has achieved about 43% of its current twenty-year target of 2,377 jobs. After accounting for this increase, the city has a remaining target of 1,365 jobs. Kenmore has capacity for 4,503 new jobs including 3,138 jobs in excess of what is needed to accommodate the target.

| Net New Jobs 95 - 00 | 20 yr. Job Target | Percent of Target Achieved in 5 Yrs. (25% of Target Period) | Remaining Job Target | Remaining Job Capacity | Surplus or Deficit in Relation to Remaining Target |
|----------------------|-------------------|---|----------------------|------------------------|--|
| 1,012 | 2,377 | 43% | 1,365 | 4,503 | 3,138 |